

Statement of Environmental Effects

Proposed Alterations and Additions (House Raising)

At No.72 New City Road, Mullumbimby NSW 2482

LOT 28 SEC 1 D.P.12528

Prepared by

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1. 2022 Flood Event



2. Perspective of proposed Alterations and Additions

Property

The subject site is described in real property terms as
No.72 New City Road, Mullumbimby NSW Lot 28 Sec1 DP 12528
Property has a site area of 576 sqm.

Location

The site is located at No. 72 New City Road, Mullumbimby NSW.
The site has frontage to New City Road.



3 Site Aerial Photo



4 Site contours

Site

The site is flat site with a single storey timber dwelling & sheds, the existing garage is on Ward lane.

Proposed Alterations and Addition

The proposed alterations and addition to the 3-bedroom dwelling is to raise the existing dwelling to F.F.L. RL 5.355 A.H.D. (2.805m above the ground level). The Existing Dwelling has a floor level of RL 3.06 (620mm above the natural ground level). The 2022 flood water reached 900mm above the existing floor level of RL 3.06AHD, 1.52m above ground level.

The proposed Alterations to the existing building have been designed to mitigate flooding impact, especially after the 2022 floods and future events.

The existing dwelling has a floor area of 96.2sqm and the proposed dwelling will have a floor area of 107.3sqm (an additional 11.1sqm.)

The existing dwellings is constructed of light timber construction with a metal roof and asbestos Cladding. The asbestos has been professionally removed and disposed. With the removal of the interior lining and exterior cladding it has revealed the poor condition of the hardwood frame. The rectification of the timber frame is currently being addressed.

Streetscape

The proposed dwelling will not have an impact on the existing streetscape (New City Road), given that we expect that all timber dwelling will need to be raised at some time in the near future.

Access

No change to the existing dwelling, except to the proposed parking arrangement.

Impact on existing amenity of the location

The proposed dwelling will not increase the impact to the existing amenity of the location.

Waste Disposal

Waste management will be achieved by the existing arrangement, a 240L Rubbish Bin and a 240L Recycling Bin collected by council.

Building Waste will be removed from the site and kept to a minimum.

Sewage Effluent

Effluent from the proposed dwellings will be via the existing sewer line.

Stormwater Disposal

Stormwater from the proposed dwelling will be connected to existing stormwater drains.

Power

Power requirements by local service providers

Telephone

Via NBN connection.

Water Supply

The Dwellings will be connected to the existing water main.

Acid Sulphate Soils

The site is identified as a class 3 Acid Sulphate Soil LEP 2014

Bushfire

The site is not in a Bushfire Buffer Zone area.

Effects on historical, aboriginal heritage and archaeological aspects

No impact to historical, aboriginal heritage and archaeological aspects.

External appearance

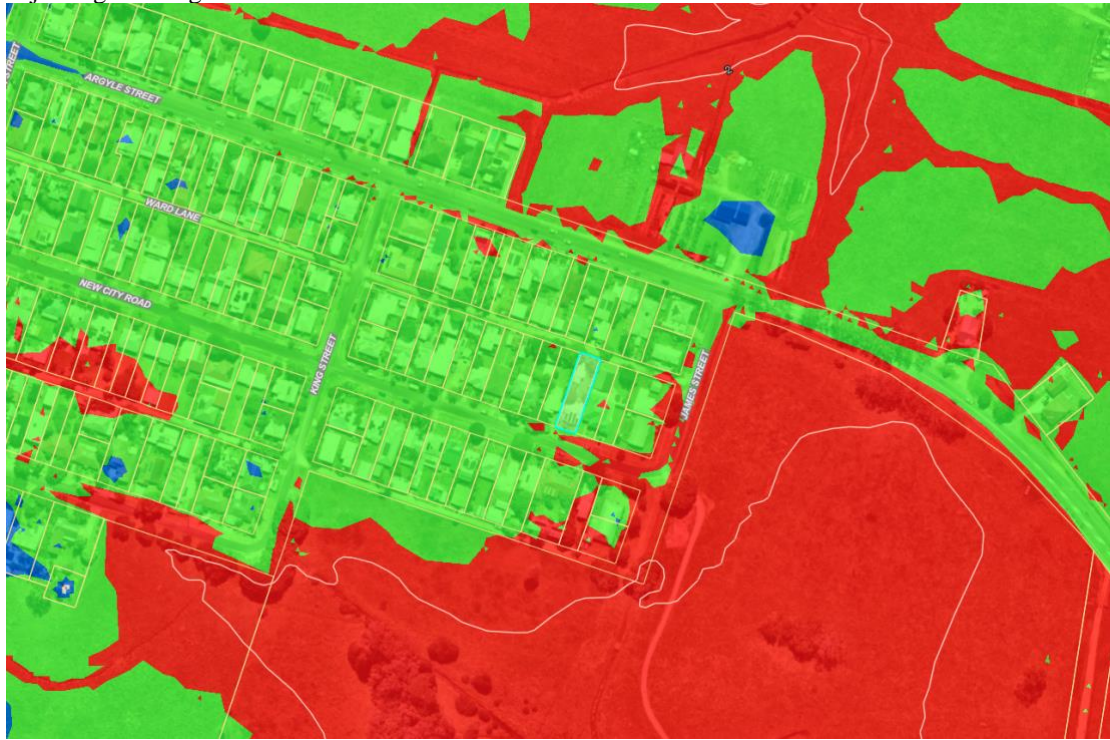
The proposed is a light timber frame dwelling compatible with existing buildings in the area, refer to elevations.

Flood planning level

The site is subject to major flooding and is classified as intermediate hazard- flood storage/ flood fringe.

The proposed building will be above the required 2050 Flood Planning Level of 4.01m A.H.D. & the 2100 Flood Planning Level of RL4.13m A.H.D., due to the 2022 flood the main floor level of the existing dwelling will be raised to R.L. 5.355m A.H.D. (2.805m above natural ground level).

The lower level slab is (non-habitable) is proposed at RL2.55 A.H.D., 100mm above the 1 in 10 Flood level, given the narrow block the required plus 300mm is not suitable as this will cause the slab to dam the flood water and obstruct the path of the water, it would also cause the flood water to impact the adjoining buildings.



5 Flood 1:100yr

High Conservation Value vegetation

The proposed building will not impact with the high conservation value vegetation.



6 High Conservation Value vegetation

WILDLIFE CORRIDORS

The proposed site is not in a Wildlife Corridor.

KOALA HABITAT

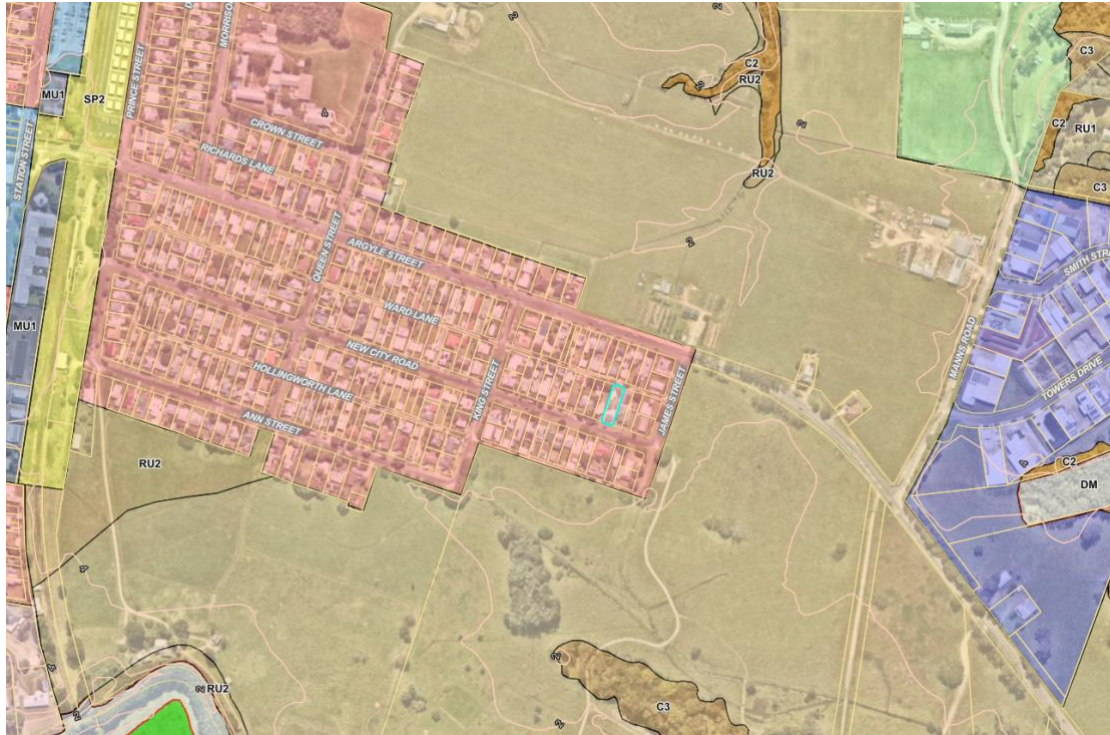
The proposed site is not in a Koala Habitat Area.

THREATENED FAUNA HABITAT

The proposed building will not impact with the Threatened Fauna Habitat to the west of the site.

ECO WETLAND

The proposed site is not in an Eco Wetland Area.

Byron Local Environmental Plan 2014**2.1 LAND USE ZONE:****LOCALITY AND ZONE PLAN**

7 Zone Mapping

Zoning of Land

The site is located within the Zone R2 Low Density Residential

Zone R2 Low Density Residential Zone**1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Environmental protection works; Home-based childcare; Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Centre-based childcare facilities; Dual occupancies; **Dwelling houses**; Group homes; Health consulting rooms; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

Heritage:

The proposed is not in a heritage area.

Height of Building:

Maximum Building Height 9m

The proposed building roof will be 6.965m (RL9.413A.H.D.) for the main dwelling roof above existing ground level.

Floor Space Ratio:

Allowed FSR 0.5 (50%)

Site area is: 576 sqm

Total Floor area allowed: 288 sqm

Proposed Dwelling	<u>First Floor</u>	<u>107.3 sqm</u>
	Total	107.3 sqm

Total floor Area proposed: 107.3 sqm (18.6%)

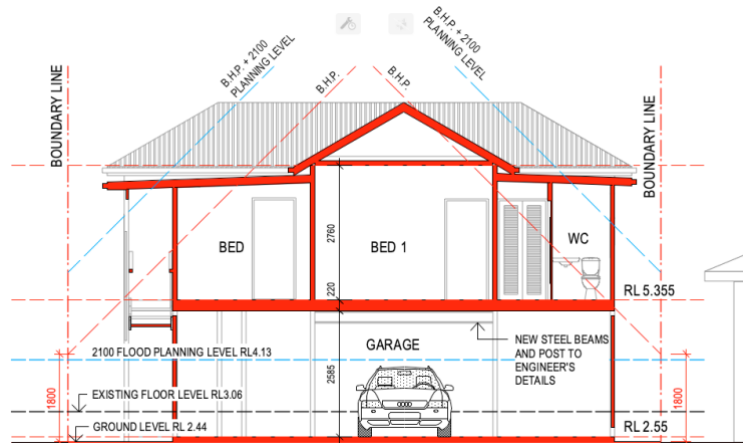
Building Height Plane

Objectives

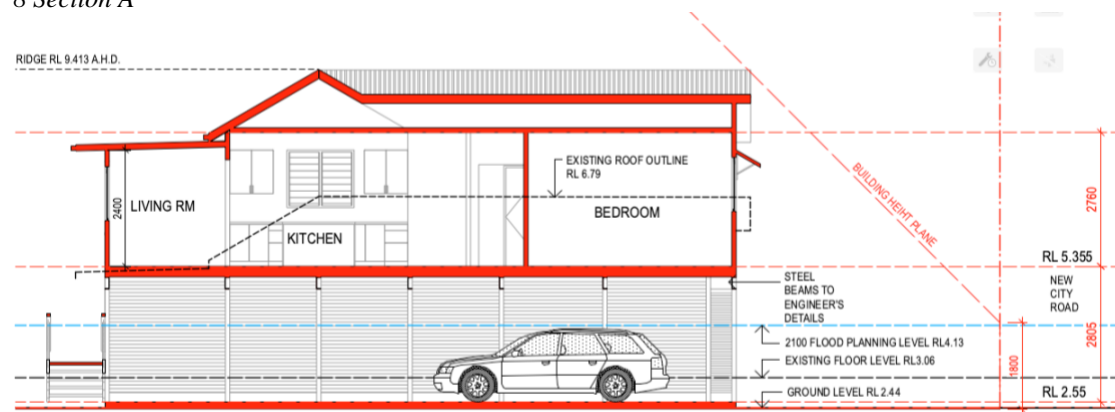
1. To ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings.
2. To ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade. Refer shadow diagrams

The proposed development does not comply with the requirements of the building Height Plane on the East-West axis, refer section below:

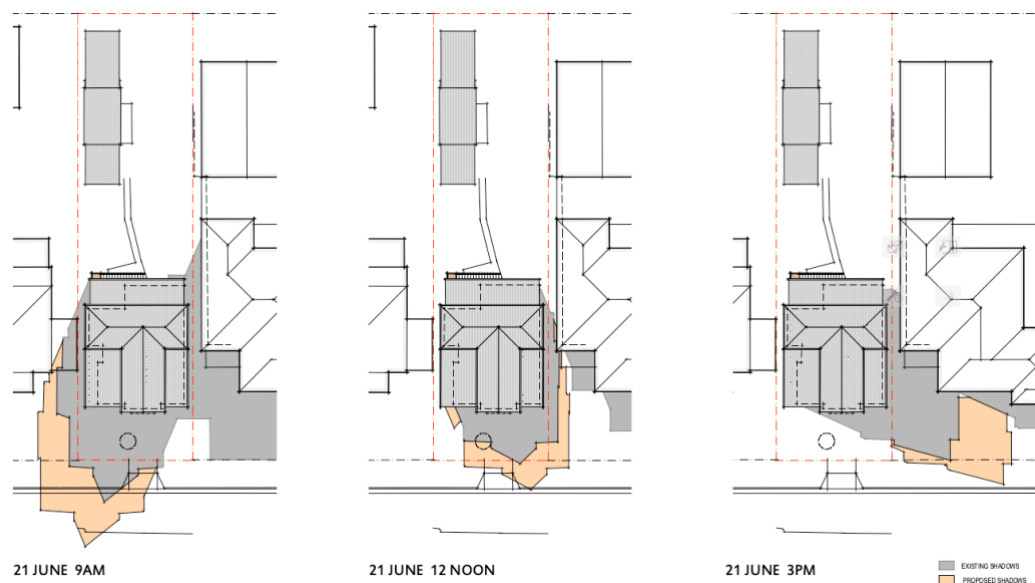
Although the envelope of the building height plane is not comply with, the South location of the building on the site minimises the impact it will have on the adjoining properties, refer winter Shadow diagrams below.



8 Section A



9 Section B



10 Shadow Diagrams-Winter

BSC DCP2014 GENERAL PROVISIONS AND REQUIREMENTS

CONTROL	REQUIREMENTS	PROPOSED	COMPLIES
PART B			
B2.1 Tree Preservation	<i>To protect existing vegetation and biodiversity</i>	No trees to be removed with this application	Y
B3.2.1 Provision of Services	<i>Ensure adequate water, electricity, sewerage, drainage, road and telecommunication facilities are provided to development;</i>	The proposed will be connected to Existing water, electricity, sewerage, drainage, road and telecommunication facilities	Y
B4 Vehicle Parking and Access	<i>2 spaces per dwelling</i>	2 car spaces	Y
B4.2.1 Traffic Impact	<i>To ensure the safe and efficient circulation of vehicles entering and leaving the site</i>	No Impact to existing traffic	Y
B4.2.2 Parking Layout	<i>Car parking requirements, parking layout, driveway widths and vehicle manoeuvring areas are to be in accordance with the relevant sections of the current editions of Australian Standard 2890.</i>	As per site drawing DA02	Y
B4.2.5 Parking Requirements	<i>2 spaces per dwelling</i>	2 parking Spaces	Y
B6 Buffers and Minimising Land Use Conflicts	<p><i>To ensure that existing legitimate development and land uses are not compromised by new development.</i></p> <p><i>1.To avoid land use conflicts between proposed new development and existing, legitimate land uses.</i></p> <p><i>2. To outline controls for buffers aimed at reducing land use conflicts between proposed new development and existing, legitimate land uses where development design and siting cannot deal satisfactorily with land use conflict.</i></p> <p><i>3. To provide for existing, legitimate agricultural and associated rural industry uses to take precedence over other rural land uses within primary production rural zones and where appropriate in other rural zones.</i></p> <p><i>4. To protect significant environ</i></p>	<p>Table B6.1 Grazing of Stock From rural dwelling (NAI) Not an Issue</p> <p>Forestry & Plantation (SSD) Site Specific determination (No standard or simple distance applies)</p> <p>Table B6.3 Recommended minimum buffer (metres) for other land use Dip Sites 200m Residential development proposed within this zone should be subject to a contaminated lands assessment to determine the extent of contamination and risks posed by contamination. The assessment and any proposed remediation works must also meet the requirements of State Environmental Planning Policy No. 55 – Remediation of Land. avoided where possible</p>	Y
B8 Waste Management	<p><i>Waste minimisation</i></p> <p><i>1.To minimise resource requirements and construction waste through reuse and recycling and the efficient selection and use of resources.</i></p> <p><i>2.To minimise demolition waste by promoting adaptability in building design and focussing upon end-of-life deconstruction.</i></p> <p><i>Byron Shire Development Control Plan 2014 – Chapter B8 – Waste Minimisation and Management Adopted 26 June 2014 Effective 21 July 2014 5</i></p> <p><i>3.To encourage building designs, construction and demolition techniques in general which minimise waste generation.</i></p>	<p>See Site Waste Minimisation and Management Plan (SWMMP)</p> <p>Removal of asbestos cladding.</p>	Y

	<p>4.To maximise reuse and recycling of household waste and industrial/commercial waste.</p> <p>Waste management</p> <p>5.To assist applicants in planning for sustainable waste management, through the preparation of a Site Waste Minimisation and Management Plan.</p> <p>6.To assist applicants to develop systems for waste management that ensure waste is transported and disposed of in a lawful manner.</p> <p>7.To provide guidance in regard to space, storage, amenity and management of waste management facilities.</p> <p>8.To ensure waste management systems are compatible with collection services.</p> <p>9.To minimise risks associated with waste management at all stages of development.</p>		
B9.5 Landscaping	<p>A Landscape Plan must be submitted with all Development Applications, other than applications for:</p> <ol style="list-style-type: none"> 1. minor development with minimal environmental impact (e.g. shed, fence, garage); 2. dwelling houses (unless on sites which are steeply sloping, in an area that Council considers to be environmentally sensitive, or on bushfire prone land); 	Landscaping Plan is not required	Y
B14 Excavation and Fill	<p>Objectives</p> <ol style="list-style-type: none"> 1. To ensure that towns, villages, commercial, industrial, residential and rural areas maintain overall compatibility with the Shire's natural features and its historical built character. 2. To control the extent, character, bulk and scale of earthworks so that both individual and cumulative earthworks over time do not detract from the existing and desired future character of their immediate locality, and the surrounding area. 3. To promote the use of earthworks to create landscapes and streetscapes that make a positive contribution to the existing and desired future character of their immediate locality and the surrounding area. <p>Excavation and filling must be limited to a depth of 1 metre</p>	<p>Excavation and fill will be minimal, the proposed dwellings will be constructed on steel post and round mass concrete footings.</p> <p>The proposed is designed to minimise the impact of the earthworks on site.</p>	Y
Part D: Chapter D1	Residential Development in Urban and Special Purpose Zones		
D1.2.1 Building Height Plane	<p>Objectives</p> <ol style="list-style-type: none"> 1. To ensure that residential development is designed to minimise impacts on solar access and privacy on adjoining properties, and on the views from adjacent existing buildings. 2. To ensure that the occupants of the building or buildings will enjoy the optimum use of winter sunlight and summer shade. 	The proposed main dwelling does not comply with the building height plane. The location of the building on the site will minimise the impact on the solar access and privacy on adjoining properties.	N Refer page 7

D1.2.2 Setback from Boundary	<i>Local Roads - A minimum setback of 4.5 metres must be maintained from the primary front boundary. Side and rear setbacks are to be a minimum 900mm, with all dwellings also complying with the requirements of the building height plane.</i>	Proposed front boundary setback will be 5.42m from New City Road frontage. The building has a setback of .95m to the East boundary and 1.225m to the West boundary. No change to the existing boundary setbacks	Y
D1.2.2 Screening the underfloor Space of Building.	<i>1. To improve the external appearance of elevated buildings. 2. To provide for compatibility in appearance and character between buildings in the locality.</i>	Timber slats & colour bond sheets to the East and West boundary to minimise the car headlights and vehicle noise.	Y
D1.2.4 Character & Visual Impact	<i>1. To retain and enhance the unique character of Byron Shire and its distinctive landscapes, ecology, towns, villages, rural and natural areas. 2. To ensure that new development respects and complements those aspects of an area's natural and built environment that are important to its existing character.</i>	Design in keeping with adjoining buildings, suitable verandahs, open space, building materials are compatible with their surrounding environment. Colorbond / hardwood timber weathertex cladding, Colorbond metal roof	Y
D1.2.5 Fence		No change to existing fences	Y
D1.2.6 Balconies		The proposed balcony/ deck is at the West side of the proposed dwelling, minimal visual impact to the street scape. Timber screens are proposed to diminish privacy issues with the adjoining residence.	Y
D1.3.1 On- Site Car Parking	<i>To provide adequate and visually compatible accommodation for vehicles.</i>	2 car spaces provided.	Y
D1.3.2 Landscaping	<i>To enhance the visual quality of residential areas and to improve the residential amenity of the Shire. 2. To limit stormwater runoff from residential areas.</i>	Refer above B9 The site is cleared land covered in lawn.	Y

Conclusion:

The proposed alterations to the existing dwelling have been designed to be complimentary to existing character of the locality and streetscape and will be consistent with the objectives of the R2 Low Residential Zone.

The proposed building has a setback of 5.42m from New City Road and the footprint is located on the southern end of the site, minimising the impact it has on the adjoining buildings & neighbours.

The proposed floor level of RL 5.355m A.H.D., will have minimal impact to the overshadowing or privacy that the adjoining neighbours currently enjoy, it also insure that the living space of this development will deal with similar levels of flood water as the 2022 flood event (1.5m above ground level).

The proposed alterations to the timber dwelling will have little impact on the amenity of the neighbouring properties, while addressing the flooding issue and the long-term solution to the events of 2022 flooding.